# the Peal Estate Market\_

#### Apartments on Heights Bought for Investment

Held at \$200,000.

Land at Greenwich Once Owned by Peck Family.

Building at Haven Av. and the rem from of Taylor, Sherman & Mock, with of-169th St. Has Been Malcotin E Smith & Co. have been appointed agreeds of 142 West S7th st and 228-242 East 40th

ANOTHER SCHOOL FOR BRONX.

SALESROOM OFFERINGS TO-DAY. Parcels to be sold in the Real Estate Exchange, 14 Vesey st., to-day follow;

RECORDED LEASES.

## BOND and MORTGAGE GUARANTEE (O

The Oldest in this Country and the Largest in Capital and Surplus

#### Capital & Surplus, \$10,000,000 The first policy written in this country guaran-

teeing the payment of a mortgage was issued by this Company on June 30th, 1892.

Since then we have guaranteed first mortgages aggregating \$550,000,000. There are still under guarantee \$245,000,000, and we have paid back to investors \$305,000,000. On all this vast amount no investor has ever waited for his interest or lost a dollar of his principal. This is a record which no other line of investment ever has had.

We have the Guaranteed First Mortgage security in such form that you can at any time invest any

Frank Bailey Thomas F. Balfe Charles S. Brown Wealey C. Bush Julien T. Davies William L. De Bost Richard M. Hoe George S. Ingraham Remsen Johnson Martin Joost

Clarence H. Kelsey Alfred E. Marling Ranald H. Macdonald William F. Patterson Frederick Potter F. De Hass Simonson John W. Sterling Felix M. Warburg Ellis D. Williams Robert B. Woodward

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Offices 176 Broadway, New York et, Brooklyn 350 Fulton Street, Jamaica 175 Remsen Street, Brooklyn

#### RECORDED TRANSFERS.

#### RECORDED MORTGAGES. (Interest at 5 per cent unless otherwise stated.)

Manhattan.

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aufmann, 1498 Lexberion av: Jan 4, all

overs & S. 46 Cedar St.

132 to 137, map lots in 12th Ward, 1509:

Paloe to W E Palue, 17, stud and, 25 W 10

April 30, 1913; atty, T Gilleran, 49 Chand

REAL ESTATE AT AUCTION.

#### BRYAN L. KENNELLY

REAL ESTATE AUCTIONEER, BROKER AND APPRAISER, 156 BROADWAY, NEW YORK.

REAL ESTATE.

ESTABLISHED 1867 DUFF & CONGER REAL ESTATE MANAGEMENT SALES - APPRAI MADISON AVE GONED 86"ST

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\$750 CAFIL—S rooms, all improvements, corner to the Bronx.

The Bronx.

The Bronx.

The Bronx.

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The Bronx.

Stoff Carit.—S rooms are to Falls at the Fal

TO LET FOR BUSINESS PURPOSES. 76 LUANE ST. Large light lefts running through the block moderate cent give lease; adapted for any business. Schiller of the St. 121 Columbus.

# THIS DIRECTORY IS PUBLISHED SUNDAYS, TUESDAYS AND THURSDAYS.

Description. No. of Rooms Rent. Address. AIRFAX ARMS

Furnished 5600 to \$900 to house, all pulside rooms pectally adapted to be chelors. Service, etc., under personal supervision.

Agent.

Manhattan. 1 Potter and and ears, to Francos T Bresse assis! 2 Assist, ear, to H F Doan, \$1, 4 A Smith, ear, to H F Doan, \$5,500 A Jointon to W B Isbain, \$5,500 C Scentin, \$7, to Lawyers Title Insurance and \$7, to Lawyers Title Insuran

Manhattan.

Manhattan.

192D ST, 150 W. Mugoes from Works agt J Doe, owner; Chark & Appelman, ecutractors; 305 Buan Run.

210 AV, 548 G W. Melers agt Kale & Boylaton and Maloel A Buylaton, owners and contractors; 507 Charles General Manhattan AV, 2111; C F Howes agt P De Bard, owner and contractor; 444 25 Children Belasty Contract Contille Contil

Guarino agi A Suomi et al. Sept 11, 1916; \$40 10

NEW BUILDING PLANS.

atiye, Haya, Hershfield & Newly agt Marcia I Le Scarcet, Viscashirit Fetre et al (toreclosure of mag); atiya Sirashborger & Schalick.

HTH ST. 253 West; H F Schwarz agt Sarah R Until Term—Full Ter

Seattle Realty Co (foreconstruction of Budson P Part Callendar Britandougher) Part Callendar Britandougher B. map of property of Budson P VanZandit/Roberta Since (INT Rose, Income as Mapes estate; Georgianna Me-Demonsh sat Mary A Carter (foreclosure of mig): atty. J. E. French.

TANN'S AV 788; Martha Schlesinger art Fredderick Schulban Trial I on Part X—Table Av Rose Schlesinger et al (foreclosure of mig): Roche/Sid Av Roge Goldenber/Ed Av Roche/Sid Av Roge Goldenber/Ed Av Roge Goldenber/Ed Av Roge Goldenber/Ed Av Roche/Sid Av Roge Goldenber/Ed Av R

## COURT CALENDARS

SUPREME COURT.

CIRCUIT COURT OF APPEALS.

DISTRICT COURT.

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Special Term-Part I-LEHMAN, J. MOTION CALENDAR-10:50 a. D.

Golde & Cohen

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MOTIONS.

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SATISFIED MECHANICS' LIENS.

JANUARY 4.

Manhattan.

108TH ST. 124 E. A Regman et al sqt H J Sonbreiberg et al; Sept 125, 1912;

EAME PROPERTY: P Goodman et al sqt G A
District et al; Sept E. 1912;

The Bronx.

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Clear. NEW BUILDING PLANS.

Plans for new buildings ware fired yesterday with the Manhaltan Bureau of Buildings as follows:

Part St. s. 2.5 e 19th st, int a 1 sty stable grant shed. 12502-111 M Just. 612 W, 227th st, sweet, Moore & Landelinde, 148th st and 1d st, sweet, Moore & Landelinde, 188th st and 1d st, sweet, Moore & Landelinde, 188th st and 1d st, sweet, Moore & Landelinde, 188th st and 1d st, sw

Sciarrello/Keenan DAY CALENDAR Kuhman/

Trial Term-Part XVI-DONNELLY, J.

Trial Term—Part XVIII—PLATZEK, J.
McArthur, Bros/CNY
brish/NYCARRIER
brishCD/McMillanCo
Clear SURROGATES COURT COHALAN, 8.

Trial Term-FOWLER, S.-At 10:30 a. m.

Salmon Yollan
Hannon/Gertferm—Part III.—RANSOM, J.
COMMERCIAL CALENDAR.
COMMERCIAL CALENDAR.
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REFEREES APPOINTED.
Supreme Court-GUFF, J.
Richards The Court-GUFF, J.
White Hischies Chas H Murray.
Welles Krenne Wijner Larrenure.
Stever Gamewell Five A To Co-Warren Leslie.
By GIFFICHCH, J.
Celon Est Co-Flanagan-Asimon Parket. Anna E Schmidt/Sigmund

Brown,

By GOFF, J.

Geo Menaker/Morris Rosenbaum-Robt W Ma-BRONX COUNTY.

SUPPEME COURT.

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Special Term—ISHADY. J.

Motions and ex parts matters.

MOTIONS.

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Trial Term—BRADY, J.

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Motions and ex parte matters.

Trial Term-GIBRS, J. SURROGATE'S COURT CHAMBERS - SCHULTZ, S Trial Term-SCHULTZ, 8.

KINGS COUNTY.

KINGS COUNTY.

SUPREME COURT.

Appellate Obbios—JENKS. P. J.; THOMAS.

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QUEENS COUNTY. SUPREME COURT.

Term-Part | SCUDDER J.-10 A. M. requested that the came of trial counsel

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Highest reached, 720 Special Term for Trials-KELBY, J.-10 A. M.

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Balance of calendar passed for the day. WESTCHESTER COUNTY. Part 1, MILLS, J.; Part II, MOUSCHAUSER, J. PLOT FOR APARTMENT SITES.

D& L Bldg Co.

mard/Cantil nr/lister R T Co /Gifford Co

SEALED BIDS WILL BE EXCEIVED BY the Board of Water Supply, at its offices, twenty-second floor, Municipal Bulding Park Row Centre and Chambers Streets.

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SELLS HOME AT RIDGEFIELD.

BUSINESS CARDS.

Mulligraph Letters 500, \$1.36 1.000 \$1.73 to 50 permpt. G. R. Westherford 115 Nassau and 1000 Phone Seekman 5350

The Tribune It's Guaranteed.

## ADVISES FRAUD ORDER ISSUANCE

Postoffice Solicitor Reports on Real Estate Prize Scheme.

J. J. Southerland, acting solocitor of the Postoffice Department, has sub-mitted a report to the Postmaster Gen-eral of an investigation of charges al-leging fraudulent use of the mails against the James Realty Company of

this city.
"I find this is a scheme for obtaining money through the mails by means of false and fraudalent pretences, representations and promises, in violation of Sections 3,929 and 4,041 of the Re-vised Statutes as amended, and there-fore recommend the issuance of a fraud order against the name contained in the caption of this memorandum," the

the caption of this memorandum," the report ends.

According to evidence obtained through Mr. Sutherland, this company was incorporated under the laws of the State of New York in December, 1906. Its capital stock is \$500, divided into fifty shares, the par value of which is \$10 per share. Of this stock James Bottenus, the president of the company, is the holder of forty-five shares. The business of the company is selling lots on two tracts of land known as "Bound Brook Manor" and "Grand View," in the vicinity of Somerville, N. J. To attract buyers the company inserted in various newspapers of general circulation an advertisement containing a figure puzzle, of which the taining a figure puzzle, of which the
two nearest correct answers were each
to receive one lot free at Somerville.
This puzzle consisted of three figures
on three lines, and the contestants
were asked to arrange numbers in each
row so that the total of each would be
fifteen. Answers were to be sent to the
James Realty Company, at 2095 Webster av., The Bronx.

Persons who answered the advertisement were later visited by a representative of the company and informed
that their answers were correct, but
that the City Council at Somerville had
passed an ordinance making it impos-

passed an ordinance making it impos-sible to build upon a lot of the size of that to be awarded as a prize. The prize lot was therefore worthless un-less an additional lot of similar diprize lot was therefore wormers unless an additional lot of similar dimensions and adjacent thereto was purchased. This lot could be bought for \$50, payable in instalments of \$5 down and \$1 weekly. The extra lot was supposed to be worth from \$300 to \$500, and was supposedly sold for \$55 because the prospective purchaser had solved the purale. The purchaser was asked to agree to allow the use of his name for advertising purposes.

A blue print showing lots laid out on streets, avenues, boulevards and parkways was sent to prospective purchasers while negotiations for sales were going on. If a sale was made the weekly instalment of \$1 was remitted to the company through the mails.

According to Mr. Southerland's report the representations were false and fraudulent. He declares that \$55 more than covered the value of the lot offered as a prize and the additional considered for sale. He says that the

offered as a prize and the additional one offered for sale. He says that the streets, avenues, boulevards and park-mays referred to were not laid out as indicated by the blueprint, and were not within walking distance of the railroad at Somerville, as represented, but were situated from three to five miles therefrom. They were sold from tracts of poor land, of little if any value, of which part was low and swampy.

On November 20, 1914, the James Realty Company was charged with conducting a scheme for obtaining money through the mails by means of fraudulent pretences. On request of counse for the company a continuance was granted until December 15, 1914. An answer was filed to the charges contained in the citation, but the respondent failed to appear at the hearing and defend either in person or by attorney.

\$250,000 BROADWAY LEASE

If It's Advertised in

See Editorial Page, First Column.